



Arlington Zoning Board of Appeals

Date: Tuesday, December 21, 2021
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Administrative Items

1. Remote Participation Details

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.

When: Dec 21, 2021 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/join>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 839 5868 3154

Find your local number: <https://town-arlington-ma-us.zoom.us/join>

Dial by Location: 1-646-876-9923 US (New York)

2. Members Vote: Approval of Decision for 9-11 Adams Street

Hearings

3. **Docket # 3681: 28 Ottawa Road**
4. **Docket # 3682: 41 Oldham Road**
5. **Docket # 3683: 66 Freeman Street**

Meeting Adjourn

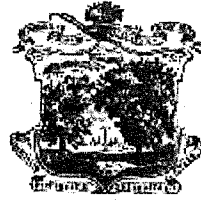


Town of Arlington, Massachusetts

Docket # 3681: 28 Ottawa Road

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	ZBA_Package__28_Ottawa_Road.pdf	ZBA Package, 28 Ottawa Road



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Bryan Kate** of Arlington, Massachusetts on August 23, 2021, a petition seeking permission to alter his property located at **28 Ottawa Road - Block Plan 144.0-0004-0009.0** Said petition would require a Special Permit under **Section 5.3.9 (A)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening, December 21, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**
<https://town-arlington-ma-us.zoom.us/meeting/register/tZMkd-murTssGdFShvZ8W9NJD8593-JnRDPd>
for documentation relating to this petition, visit the ZBA website at
www.arlington.gov/zba.

DOCKET NO 3681

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Bryan Kate and Katharine Parodi

to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Section 5.3.9 (B) Projection into Minimum Yards

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 28 Ottawa Rd with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The existing stairs and landing are in disrepair and a covered alternative is sought. Changing
the uncovered landing into an open porch will provide for safe entry during inclement weather,
a space for packages that does not encumber the walkway, and a small seating area.

E-Mail: bryankate@gmail.com Signed:  Date: 10-22-21

Telephone: 603-860-2723 Address: 28 Ottawa Rd, Arlington MA 02476



Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

Use is allowed by right. 28 Ottawa Road is located in the R1 district.

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

The proposed use is unchanged and allowed by right.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

No increase in vehicles, still a single family dwelling.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There is no increase in units or occupants.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

N/A

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

N/A

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

N/A

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 28 Ottawa Rd Zoning District: R1

2. Present Use/Occupancy: Single Family No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
1879 Sq. Ft.

4. Proposed Use/Occupancy: Single family No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
1879 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4416	No change	min. 6000
7. Frontage (Ft.)	40	No change	min. 60
8. Floor area ratio	N/A	No change	max. —
9. Lot Coverage (%)	23.9%	27.2%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	No change	min.
11. Front Yard Depth (Ft.)	22.5	15.9	min. 25
12. Left Side Yard Depth (Ft.)	7.9	No change	min. 10
13. Right Side Yard Depth (Ft.)	9.1	8.8	min. 10
14. Rear Yard Depth (Ft.)	41.7	No change	min. 20
15. Height (Stories)	2	No change	max. 2.5
16. Height (Ft.)	N/A	No change	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2703	2530	
17A. Landscaped Open Space (% of GFA)	143.9	134.7	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2012	1613	
18A. Usable Open Space (% of GFA)	107.1	85.9	min. 30%
19. Number of Parking Spaces	2	No change	min. 1
20. Parking area setbacks (if applicable)	N/A	No change	min. —
21. Number of Loading Spaces (if applicable)	N/A	No change	min. —
22. Type of construction	5	No change	N/A
23. Slope of proposed roof(s) (in. per ft.)	5/12	No change	min. 2/12

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 28 Ottawa Rd **Zoning District:** R1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>4416</u>	<u>No change</u>
Open Space, Usable	<u>2012</u>	<u>1613</u>
Open Space, Landscaped	<u>2703</u>	<u>2530</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

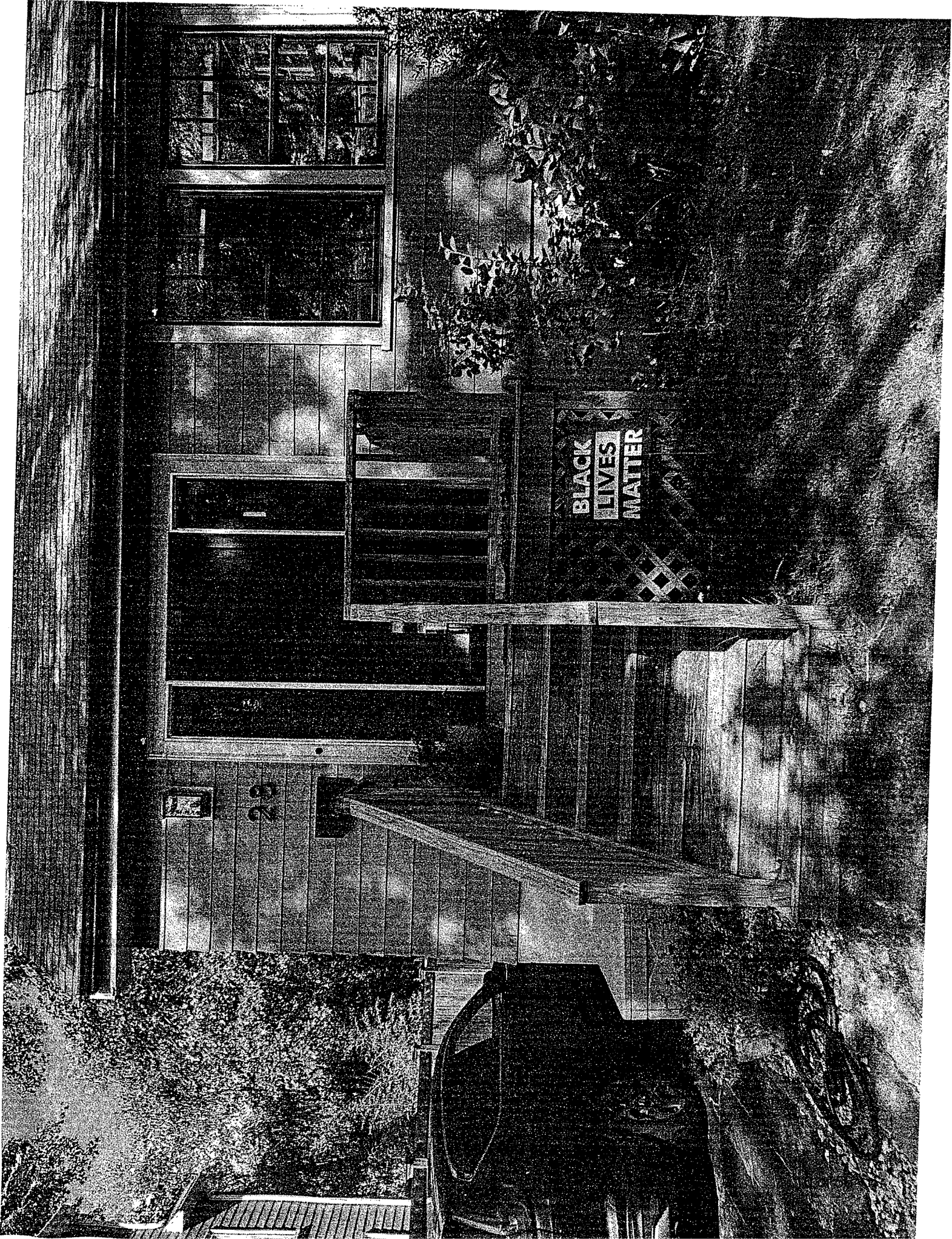
<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>80</u>	<u>No change</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>No change</u>
1 st Floor	<u>975</u>	<u>No change</u>
2 nd Floor	<u>904</u>	<u>No change</u>
3 rd Floor	<u></u>	<u></u>
4 th Floor	<u></u>	<u></u>
5 th Floor	<u></u>	<u></u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>No change</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u></u>	<u></u>
Total Gross Floor Area (GFA)	<u>1879</u>	<u>No change</u>

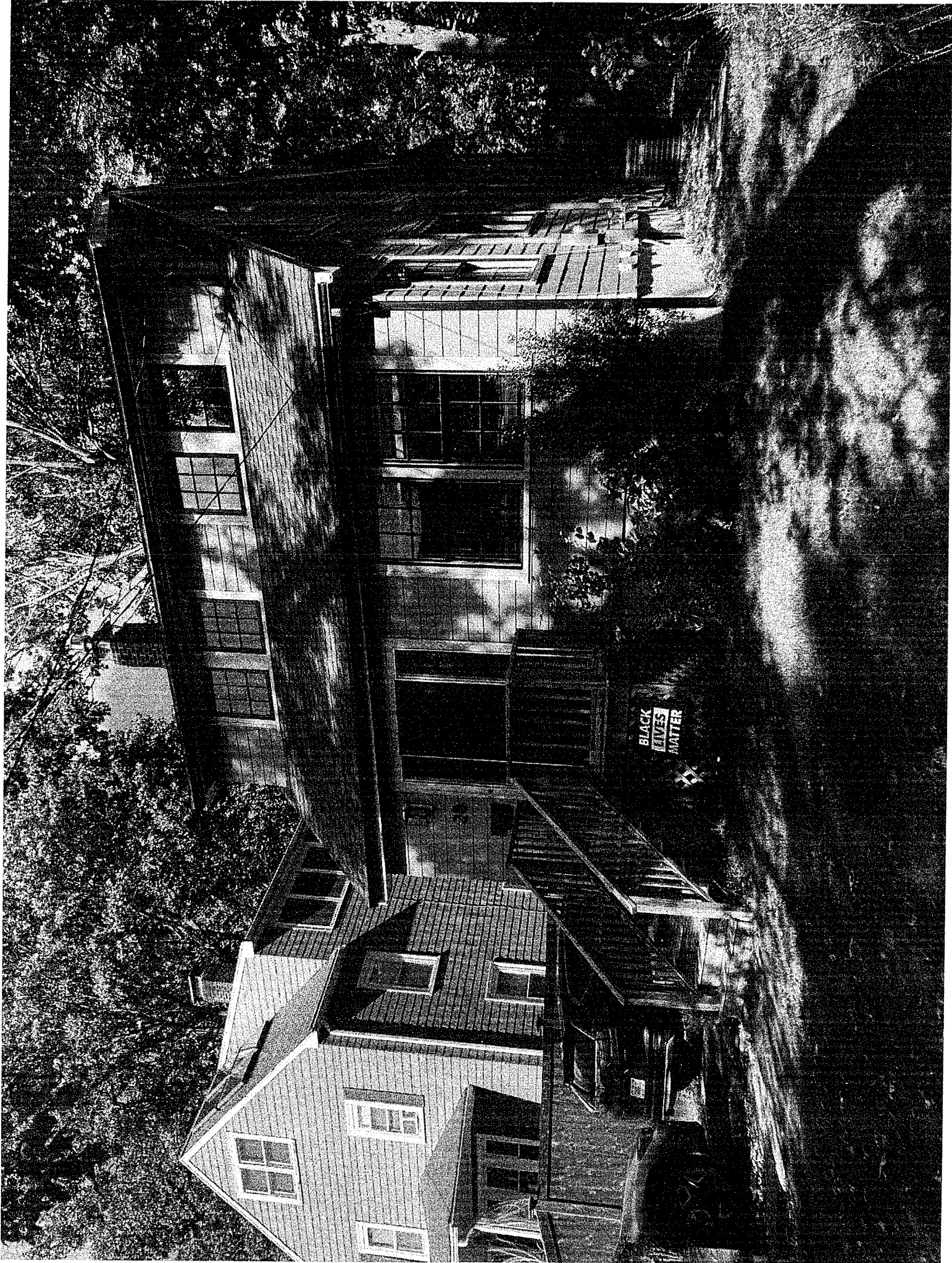
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

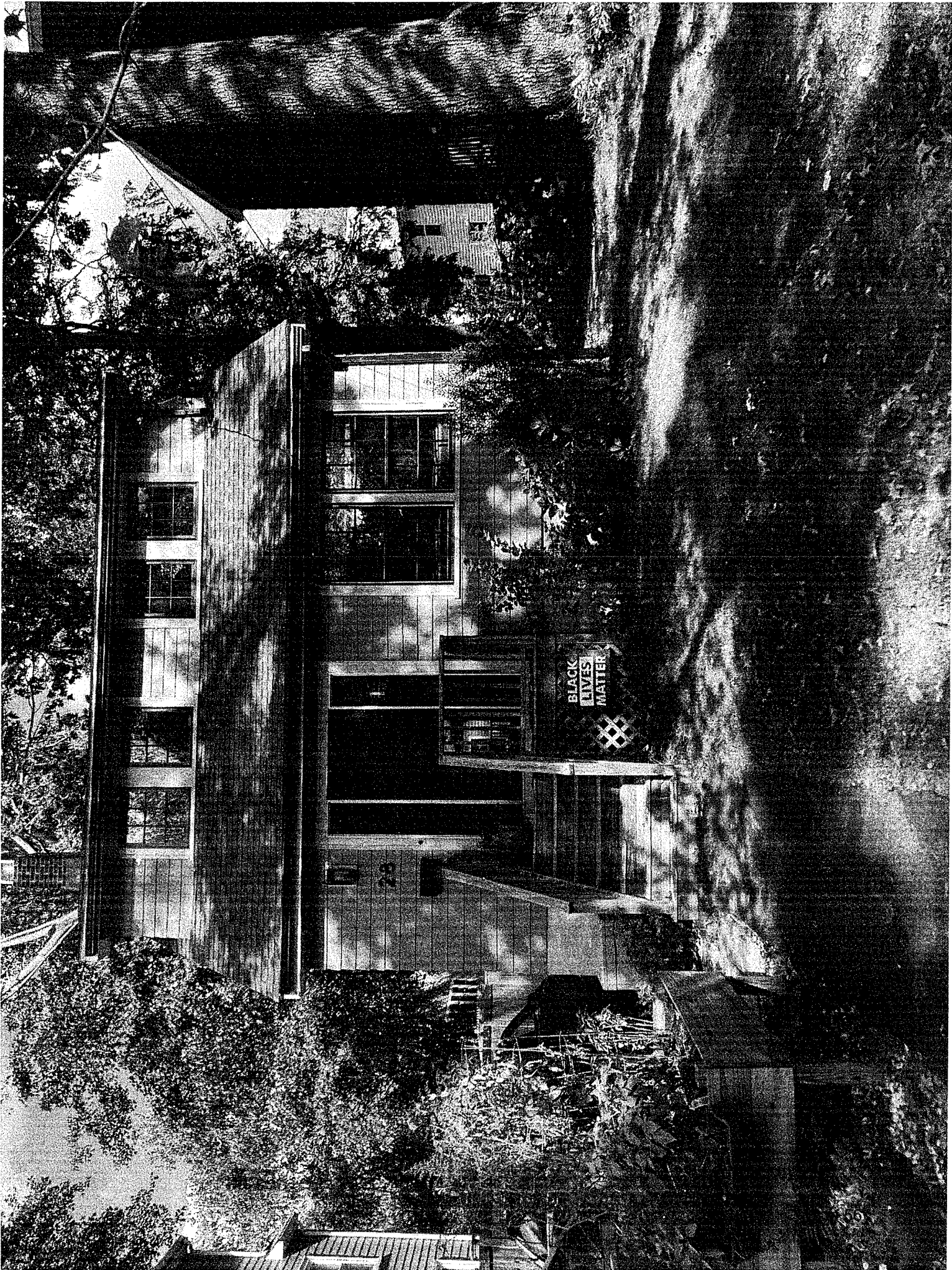
<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>2703</u>	<u>2530</u>
Landscaped Open Space (% of GFA)	<u>143.9</u>	<u>134.7</u>
Usable Open Space (Sq. Ft.)	<u>2012</u>	<u>1613</u>
Usable Open Space (% of GFA)	<u>107.1</u>	<u>85.9</u>

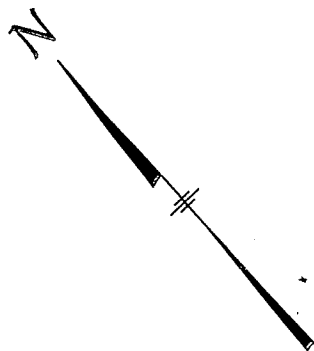
This worksheet applies to plans dated 02-15-2021 designed by Medford Engineering & Survey

Reviewed with Building Inspector: _____ Date: _____



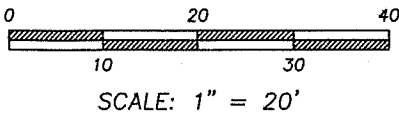






ZONED (R1 SINGLE-FAMILY)

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 25'	22.5'	15.9'
SIDE: 10'	7.9'	8.8'
REAR: 20'	41.7'	41.7
MAX. LOT COV.: 35%	23.9%	27.2%
MIN LANDSCAPED OPEN SPACE-10%	62.8%	59.6%
MIN USABLE OPEN SPACE-30%	0%	0%



CURRENT OWNER: BRYAN KATE & KATHERINE PARODI

TITLE REFERENCE: BK 65926 PG 528

PLAN REFERENCE: BK 258 PG 25B

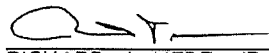
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: BRYAN KATE

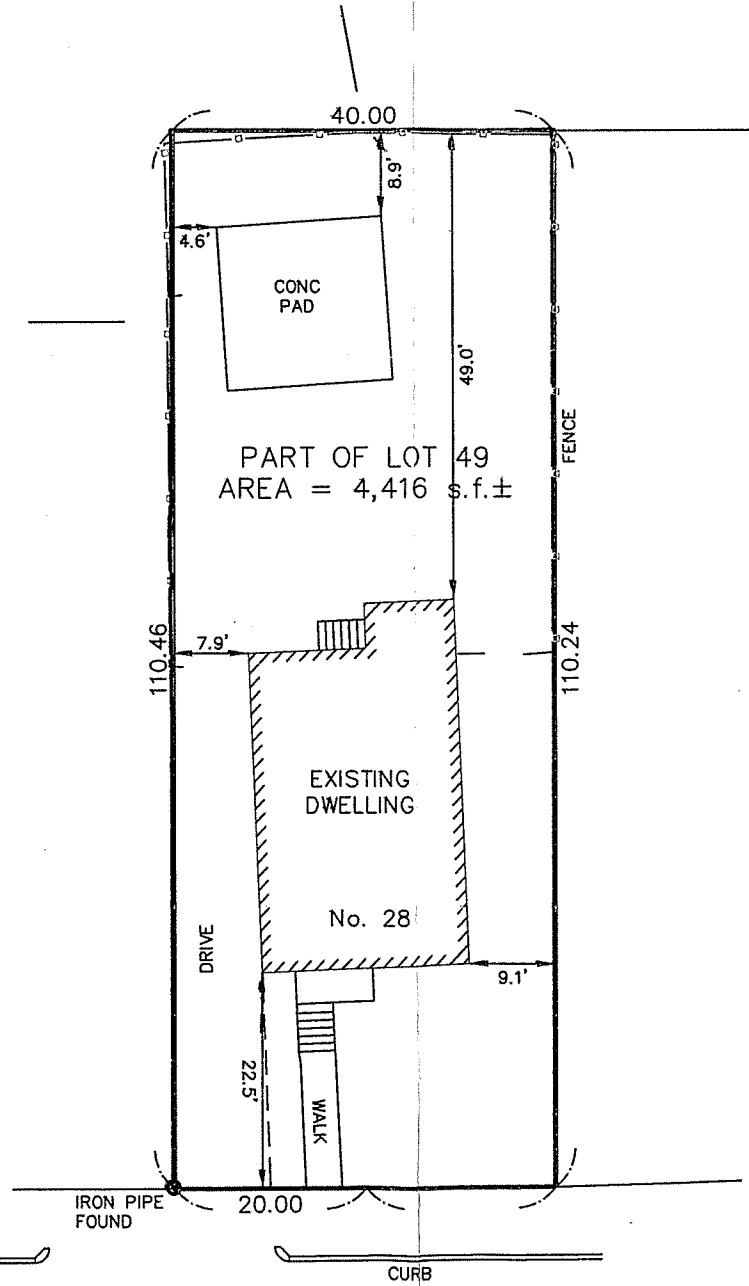
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: OCTOBER 17, 2018
DATE OF PLAN: OCTOBER 18, 2018
DATE OF PLAN: OCTOBER 30, 2019
DATE OF PLAN: FEBRUARY 16, 2021


RICHARD J. MEDE, JR. P.L.S.

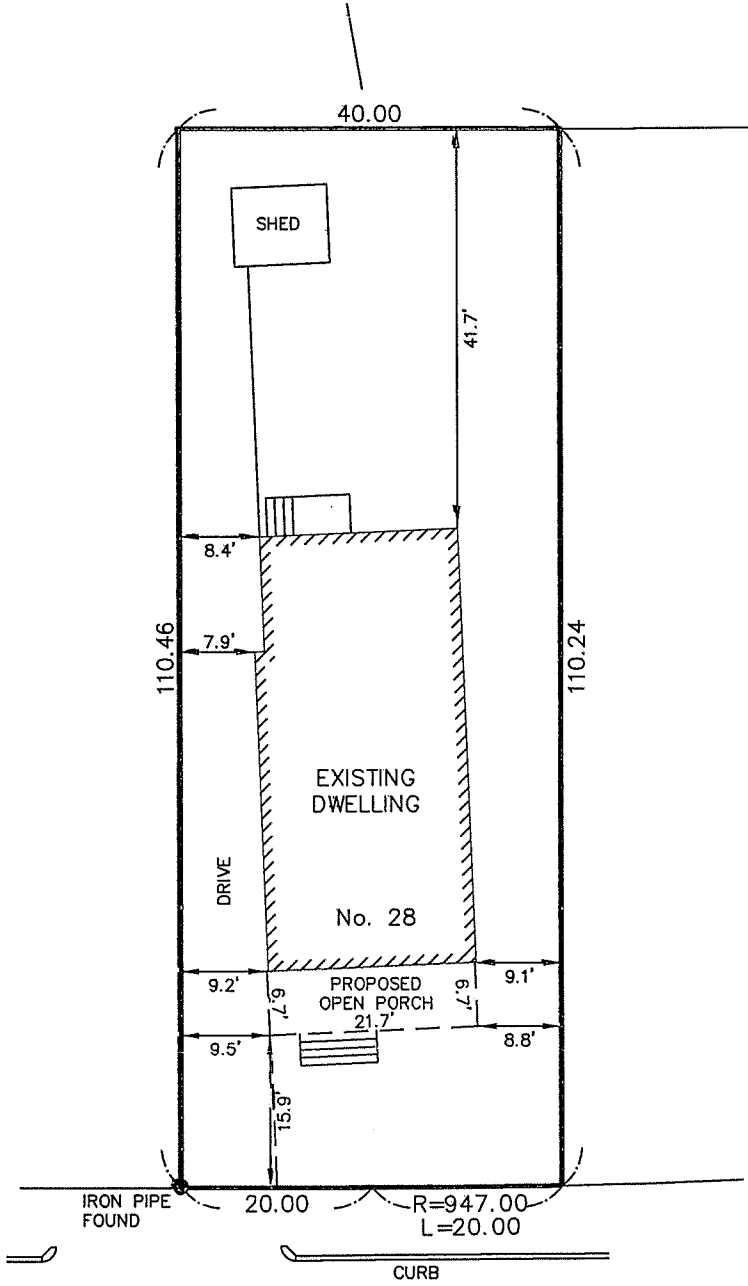
02/15/2021

DATE:



OTTAWA ROAD

EXISTING



OTTAWA ROAD

PROPOSED

CERTIFIED PLOT PLAN
28 OTTAWA ROAD
ARLINGTON, MA
(MIDDLESEX COUNTY)

PREPARED BY:

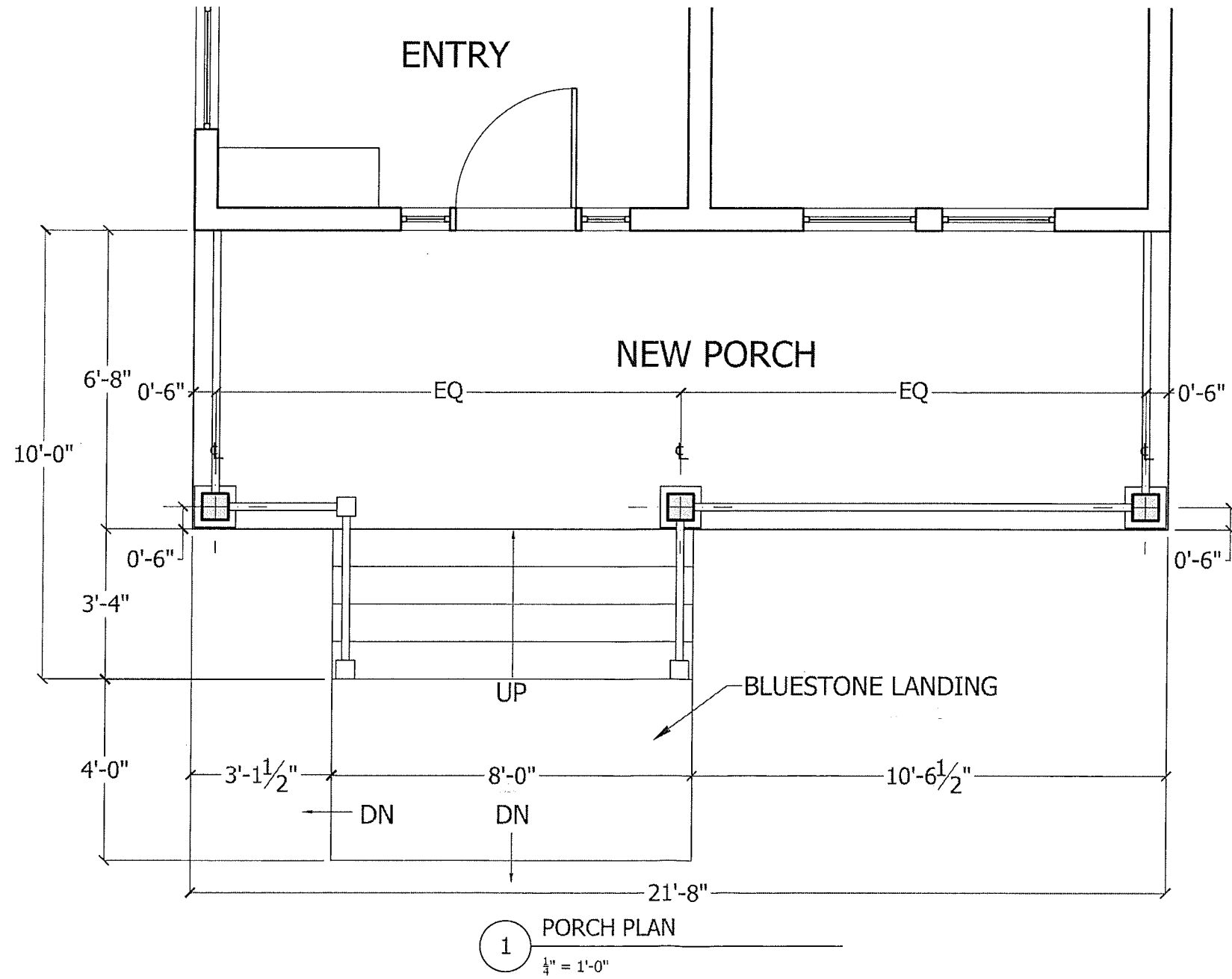


ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

BRYAN KATE

DRAWN	CHECKED	FILE No.
CAV	RJM	20321





15-156
1 FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

RA

ROYER ARCHITECTS
100 GARDEN STREET, CAMBRIDGE, MA 02138

KATE PARODI RESIDENCE
28 OTTAWA ROAD, ARLINGTON, MA

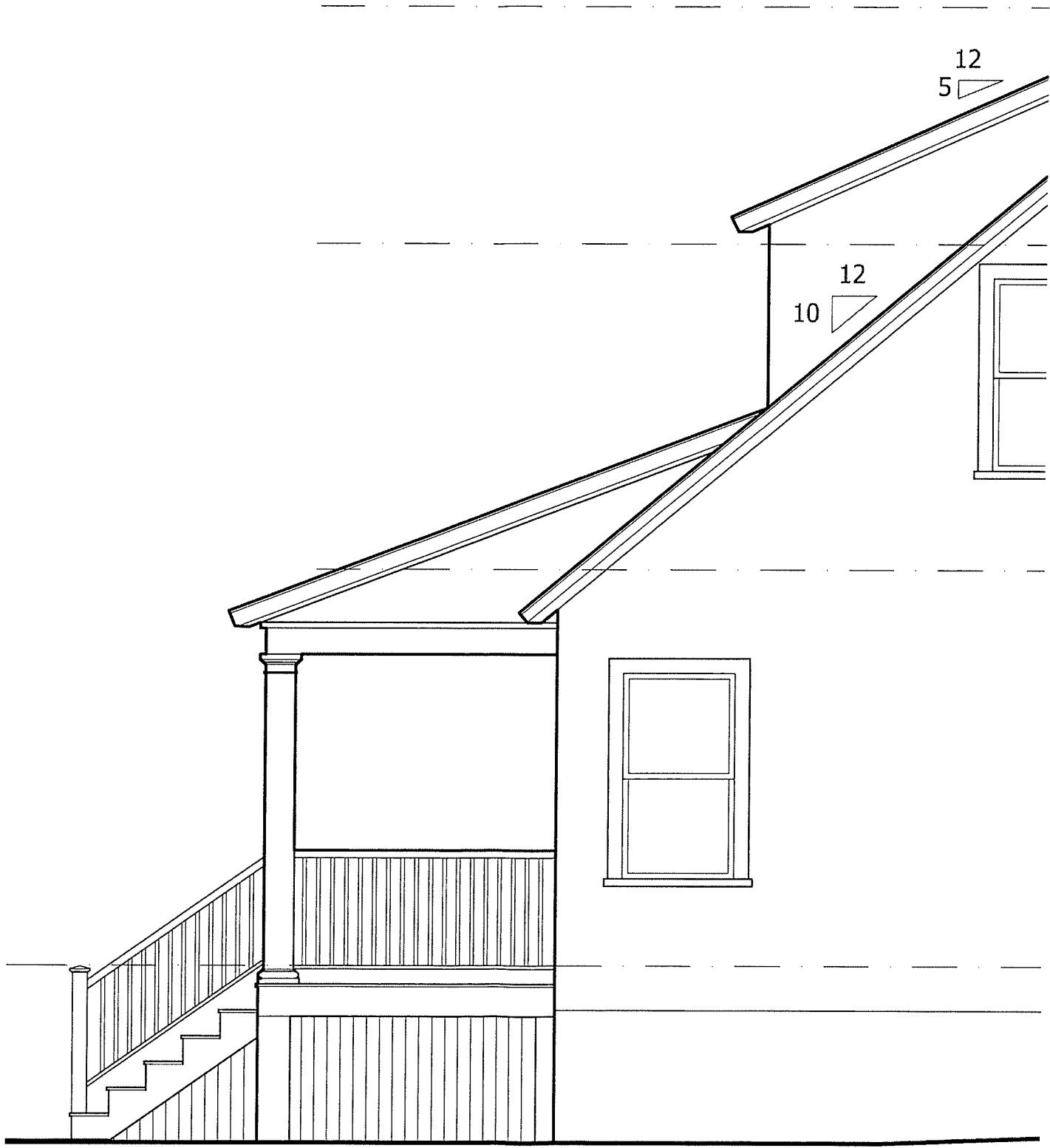
FRONT ELEVATION
08-17-2020

2



1 WEST ELEVATION 16 of 56
 $\frac{1}{4}" = 1'-0"$

3	WEST ELEVATION 08-17-2020	KATE PARODI RESIDENCE 28 OTTAWA ROAD, ARLINGTON, MA	ROYER ARCHITECTS 100 GARDEN STREET, CAMBRIDGE, MA 02138	RA
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1 EAST ELEVATION
17 of 56
1/4" = 1'-0"

RA

ROYER ARCHITECTS
100 GARDEN STREET, CAMBRIDGE, MA 02138

KATE PARODI RESIDENCE
28 OTTAWA ROAD, ARLINGTON, MA

EAST ELEVATION
08-17-2020



Town of Arlington, Massachusetts

Docket # 3682: 41 Oldham Road

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	Neighbors_emails..pdf	Neighbors emails.
▣ Reference Material	ZBA_Package__41_Oldham_Road.pdf	ZBA Package, 41 Oldham Road

9:58

Office



To Whom it May Concern,

My wife and I have had an opportunity to review the renovation plans and discuss the changes proposed for 41 Oldham Road with the Talanians. We feel that these changes will provide a great final product which will not only improve the current home but also add to the neighborhood. The designs have been thoughtfully and carefully prepared and will ultimately produce a tasteful home that will blend nicely within the street and surrounding houses. We hope that you approve the necessary documents so the Talanians can proceed with this project. If you have any questions, we are happy to discuss further.

Regards,

Paul and Denise Houser
26 Oldham Road
781-710-2574



Reply to All



Mail



Search



Calendar

November 8, 2021

Arlington Building Inspector
23 Maple Street
Arlington, MA 02476

Dear Sir/Madam:

As a neighbor to 41 Oldham Road, Arlington, MA, we feel that the new addition to the existing structure is acceptable and will not be detrimental to the character of the neighborhood.

Sincerely,

Al and Jeannine Dussi
42 Oldham Road
Arlington, MA 02474

Building Inspector

Town of Arlington

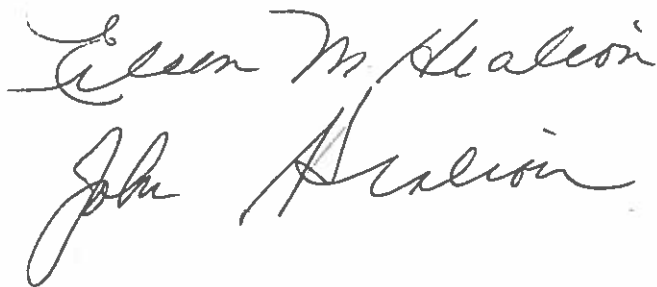
23 Maple St

Arlington Mass 02476

I am writing this letter to comment on the proposed new construction at 41 Oldham Rd Arlington Mass 02474. We live across the street at 46 Oldham Rd. We have reviewed the drawings and architect designs. We think that the proposed house design will fit very nicely in our neighborhood. We do like the design.

Sincerely

John & Eileen Healion

The block contains two handwritten signatures in cursive. The top signature is 'Eileen M. Healion' and the bottom signature is 'John Healion'. Both are written in dark ink.

Nov. 8, 2021

We are writing in support of the addition planned for 41 Oldham Rd. The renovations allow for updates and style that fit other renovations + construction in the neighborhood.

We are in agreement with issuing a special permit for the requested addition.

Beth + Chris Saunders

45 Oldham Rd.

E. Saunders

+
Chris Saunders



49 Oldham Rd



37 Oldham Rd



45 Oldham Rd



5 Old Middlesex Path.



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Garr and Lori Tomlinson** of Arlington, Massachusetts on November 10, 2021, a petition seeking permission to alter their property located at **41 Oldham Road- Block Plan 101.0-000-0001.A** Said petition would require 2 Special Permits under **Section 5.39 (A) and 5.4.2B(6)** respectively of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening December 21, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

[https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9)

[upqDlrH9BzpU_mQMF2y5Ys20gtlBP9](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9) for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.

DOCKET NO 3682

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT
TOWN OF ARLINGTON

In the matter of the Application of Gaar & Lori Talanian
to the Zoning Board of Appeals for the Town of Arlington:
Application for a Special Permit is herewith made, in accordance
with Section 10.11 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described fully in the attached form, Special Permit
Criteria:

- 5.3.9 Projections into Minimum Yards - reduction in front yard setback.
- 5.4.2 B.6 Large Additions - Increase in gross floor area greater than 750 square feet.

The Petitioner/Applicant states he/she/they is/are the owner -
occupant of the land in Arlington located at 41 Oldham Road
with respect to such relief is sought; that no unfavorable action
has been taken by the Zoning Board of Appeals or its predecessors
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows:

- 5.3.9 Projections into Minimum Yards - Petitioner notes that relief is sought for a roofed front porch,
a common design feature of homes in the neighborhood, and not enclosed space.
- 5.4.2 B.6 Increase in gross floor area greater than 750 square feet - Petitioner notes that proposed
project is compatible and comparable in size to surrounding neighborhood properties.

E-Mail gtalanian@rcn.com Signed _____ Date: 10/20/2021
Telephone _____ Address _____

Special Permit Criteria- The following standards must be addressed and met for the grant of a Special Permit:

1). Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

5.3.9 Projections into Minimum Yards.

5.4.2 B.6 large Additions.

2). Describe how the requested use is essential or desirable to the public convenience or welfare.
The design and massing of the proposed project is compatible with the size and massing of surrounding neighborhood properties.

2993

1810

3). Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
The porposed project will have no impacts on traffic or pedestrian safety.

4). Describe how the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
The project will have no adverse impacts on any of the items mentioned above.

5). Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

6). Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
The proposed project is visually and functionally compatible with surrounding properties.

7). Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The proposed project is visually and functionally compatible with surrounding properties.

TOWN OF ARLINGTON
Dimensional and Parking Information
For application to The Zoning Board of Appeals

1. Property Location: 41 Oldham Road Zoning District: RO
2. Present Use/Occupancy: Single-Family Residence No. of dwelling units (if residential) 1
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 3,723
4. Proposed Use/Occupancy: Single-Family Residence No. of dwelling units (if residential) 1
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 5,946

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	11837 sf	11837 sf	min. 9000 sf
7. Frontage (ft.)	75'	107.98'	min. 107.98'
8. Floor area ratio	-	-	max. na
9. Lot Coverage (%)	16%	25%	max 35%
10. Lot Area per Dwelling Unit (sq. ft.)	na	na	min. na
11. Front Yard Depth (ft.)	29.8'	21.8'	min. 25'
12. Left Side Yard Depth (ft.)	13.7'	13.7'	min. 10'
13. Right Side Yard Depth (ft.)	14.2'	10.2'	min. 10'
14. Rear Side Yard Depth (ft.)	45.6'	21.0'	min. 20'
15. Height (stories)	1 1/2	2	max. 2 1/2
16. Height (ft.)	18'	32'	max.
17. Landscaped Open Space (% of GFA) Sq. ft. <u>3723</u>	101%	66%	min. 10%
18. Usable Open Space (% of GFA) Sq. ft. <u>5946</u>	142%	59%	min. 30%
19. Parking Spaces (number)	2	2	min. 2
20. Parking area setbacks	na	na	min. na
21. Loading Spaces (if applicable)	na	na	min.
22. Type of construction	wd frame	wd frame	wd frame

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address 41 Oldham Road Zoning District RO - Residential Large Lot

<u>OPEN SPACE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>11,837 sf</u>	<u>11,837 sf</u>
Open Space (Usable)*	<u>5280</u>	<u>3520</u>
Open Space (Landscaped)	<u>3789</u>	<u>3985</u>

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

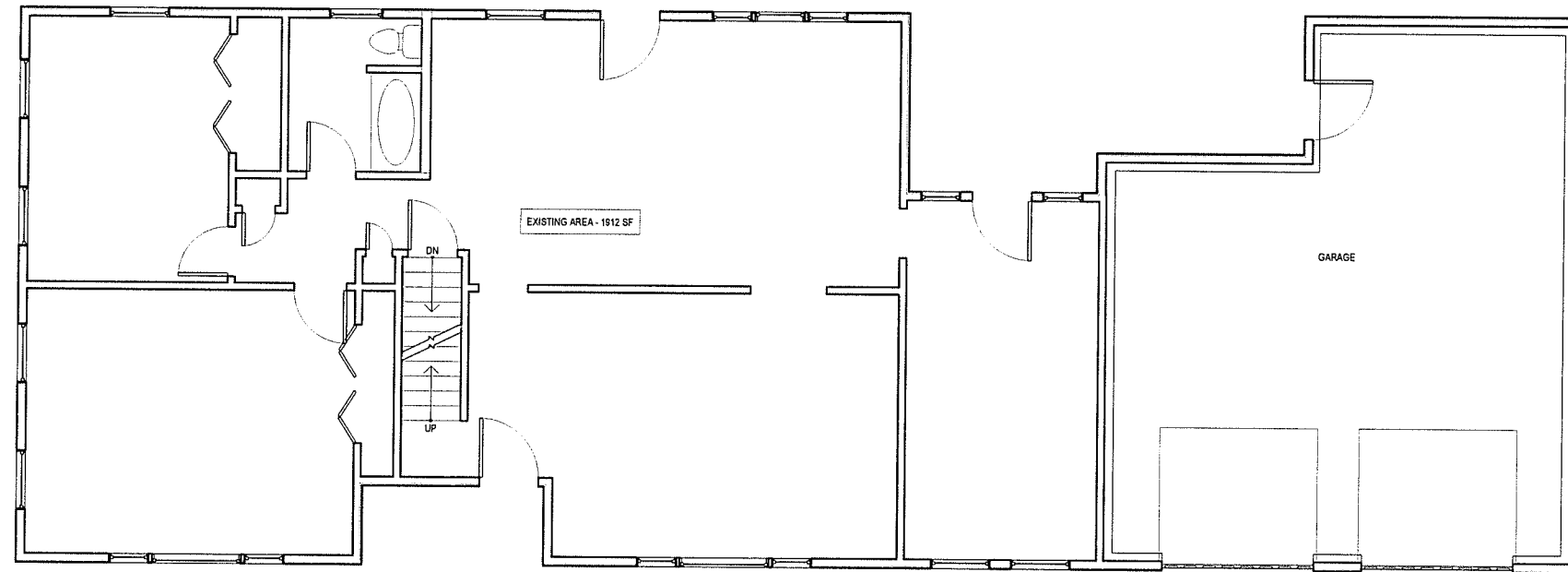
GROSS FLOOR AREA (GFA)

Accessory building	<u>0</u>	<u>0</u>
Basement or cellar (>5' excluding mechanical area)	<u>1143</u>	<u>1143</u>
1 st Floor	<u>1912</u>	<u>2993</u>
2 nd Floor	<u>668</u>	<u>1810</u>
3 rd Floor	<u>na</u>	<u>na</u>
4 th Floor	<u>na</u>	<u>na</u>
5 th Floor	<u>na</u>	<u>na</u>
Attic (>7'3" in height, excluding elevator, mechanical)	<u>na</u>	<u>na</u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u>2</u>	<u>2</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>3723</u>	<u>5946</u>

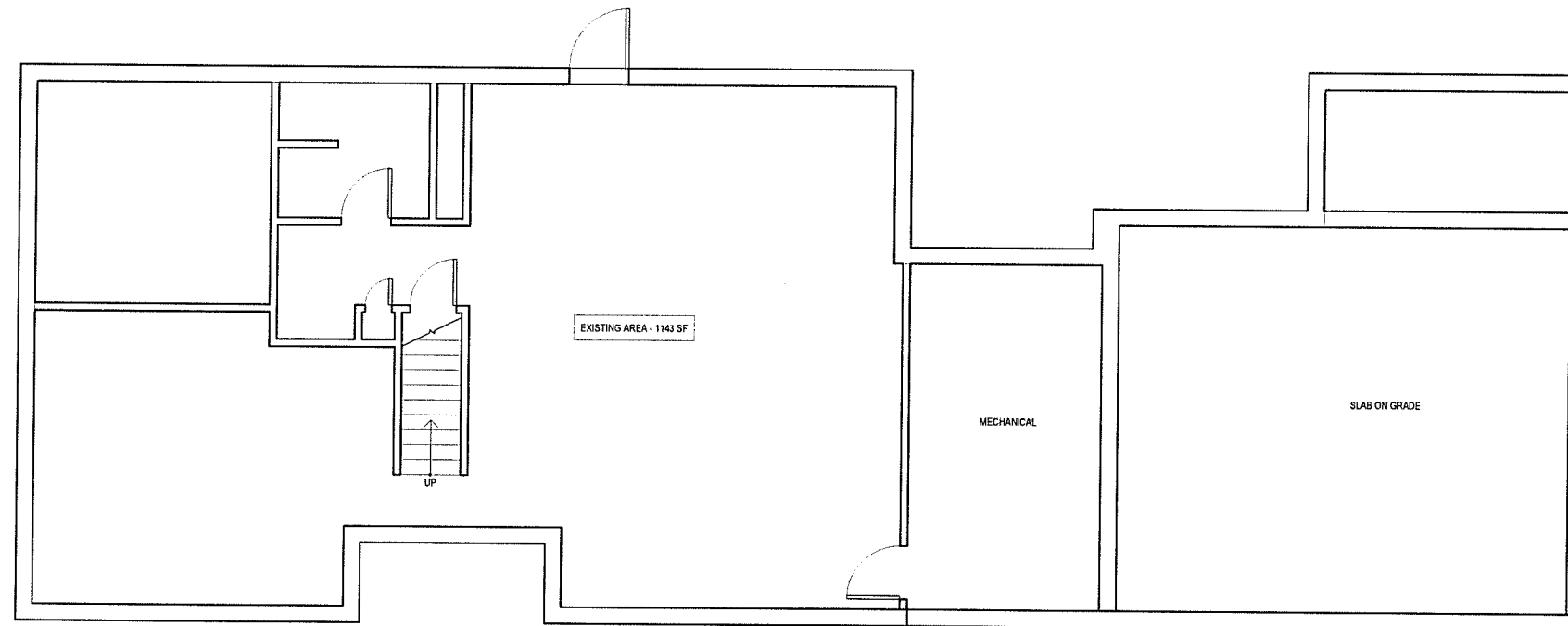
REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>59%</u>
Proposed Landscaped Open Space Percent of GFA	<u>142%</u>

This worksheet applies to plans dated 10.5.2021 designed by PRA ArchitectsReviewed by Inspectional Services _____ Date: 10/20/2021



1 Existing Plan - Level 1
SCALE: 1/4" = 1'-0"



2 Existing Plan - Basement
SCALE: 1/4" = 1'-0"

PROJECT:
**Renovation & Addition to 41
Oldham Road.**
PREPARED FOR:
**Lori & Gaar Talanian
Arlington, MA**

P|R|A
ARCHITECTS
700 Massachusetts
Cambridge, MA 02139
Tel. 617-354-3561
Fax. 617-354-1487
www.praarch.com

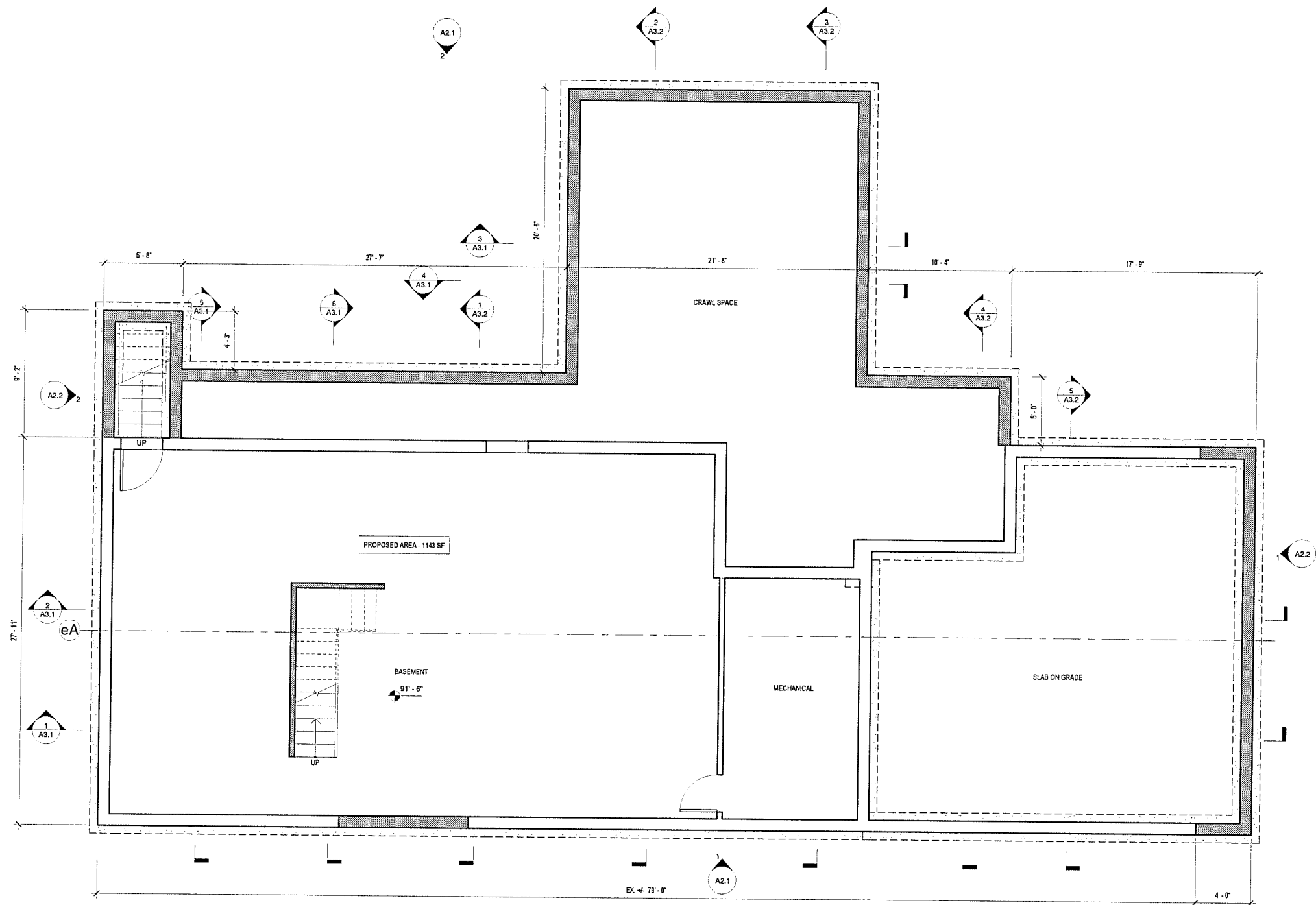
Project Team:

Date:	Revisions:

Drawing Title:
**Existing Plans
Basement & First Floor**

Scale: 1/4" = 1'-0" Drawing No.:
Job No.: V0381.00
Date: 10/19/2021

D1.1



1 New Work Plan - Basement
SCALE: 1/4" = 1'-0"

PROJECT:
Renovation & Addition to 41
Oldham Road
PREPARED FOR:
Lori & Gaar Talanian
Arlington, MA

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ARCHITECTS
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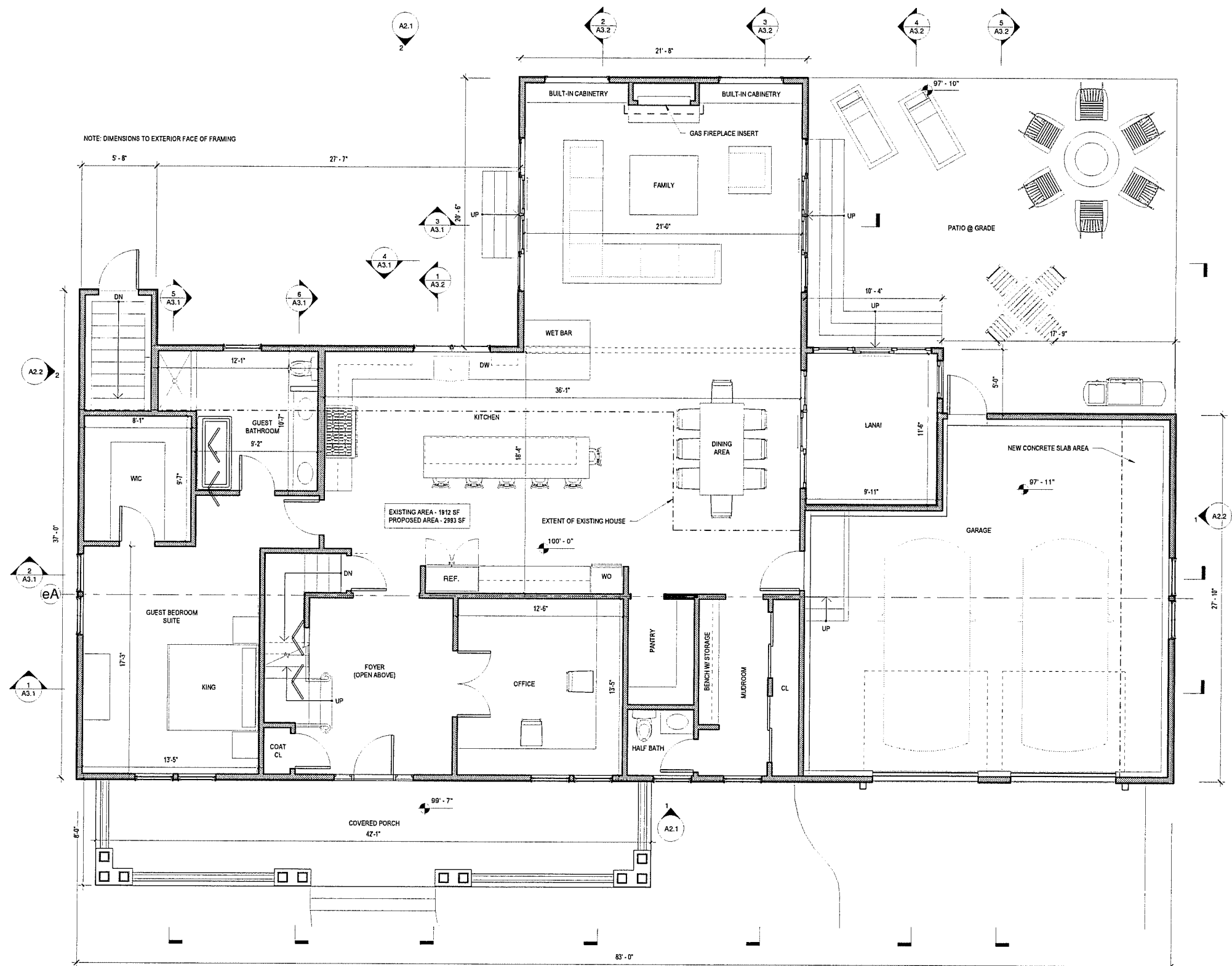
Project Team:

Date:	Revisions:

Drawing Title:
New Work Plan
Basement

Scale: 1/4" = 1'-0" Drawing No.:
Job No.: V0381.00
Date: 10/05/2021

A1.1



PROJECT:
Renovation & Addition to 41
Oldham Road

PREPARED FOR:
Lori & Gaar Talanian
Arlington, MA

P | R | A
ARCHITECTS
700 Massachusetts
Cambridge, MA 02139
Tel. 617-354-3561
Fax. 617-354-1487
www.praarch.com

Project Team:

[illegible]

Drawing Title:
New Work Plan
First Floor

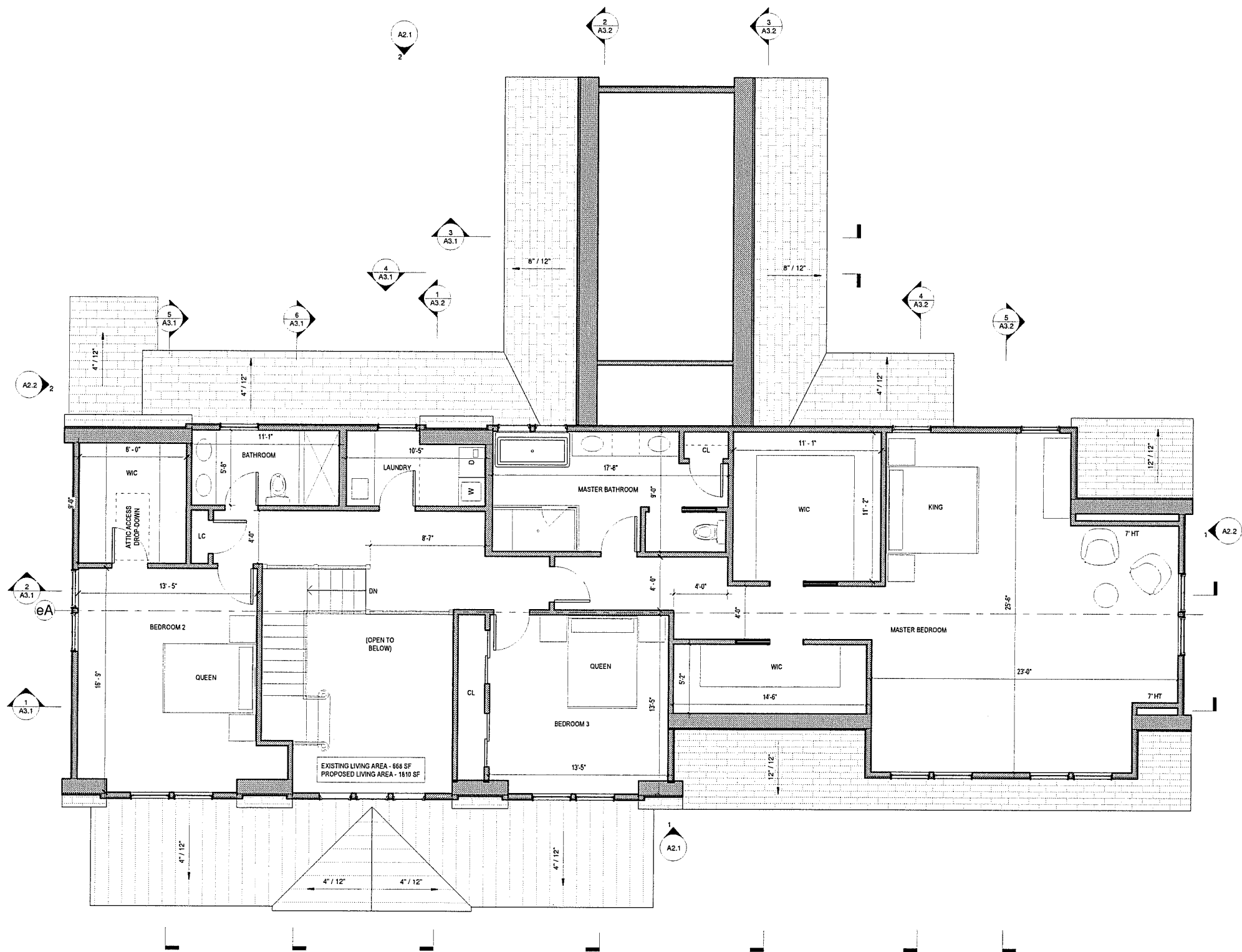
Scale: 1/4" = 1'-0"

Drawing No.:

Job No.: V0381.00

Date: 10/05/2021

A1.2



1 New Work Plan - Level 2
SCALE: 1/4" = 1'-0"

PROJECT:
Renovation & Addition to 41
Oldham Road
PREPARED FOR:
Lori & Gaar Talanian
Arlington, MA

P|R|A
ARCHITECTS

700 Massachusetts
Cambridge, MA 02139

Tel. 617-354-3561
Fax. 617-354-1487

www.praarch.com

Project Team:

Date:	Revisions:

Drawing Title:
New Work Plan
Second Floor

Scale: 1/4" = 1'-0"

Drawing No.:

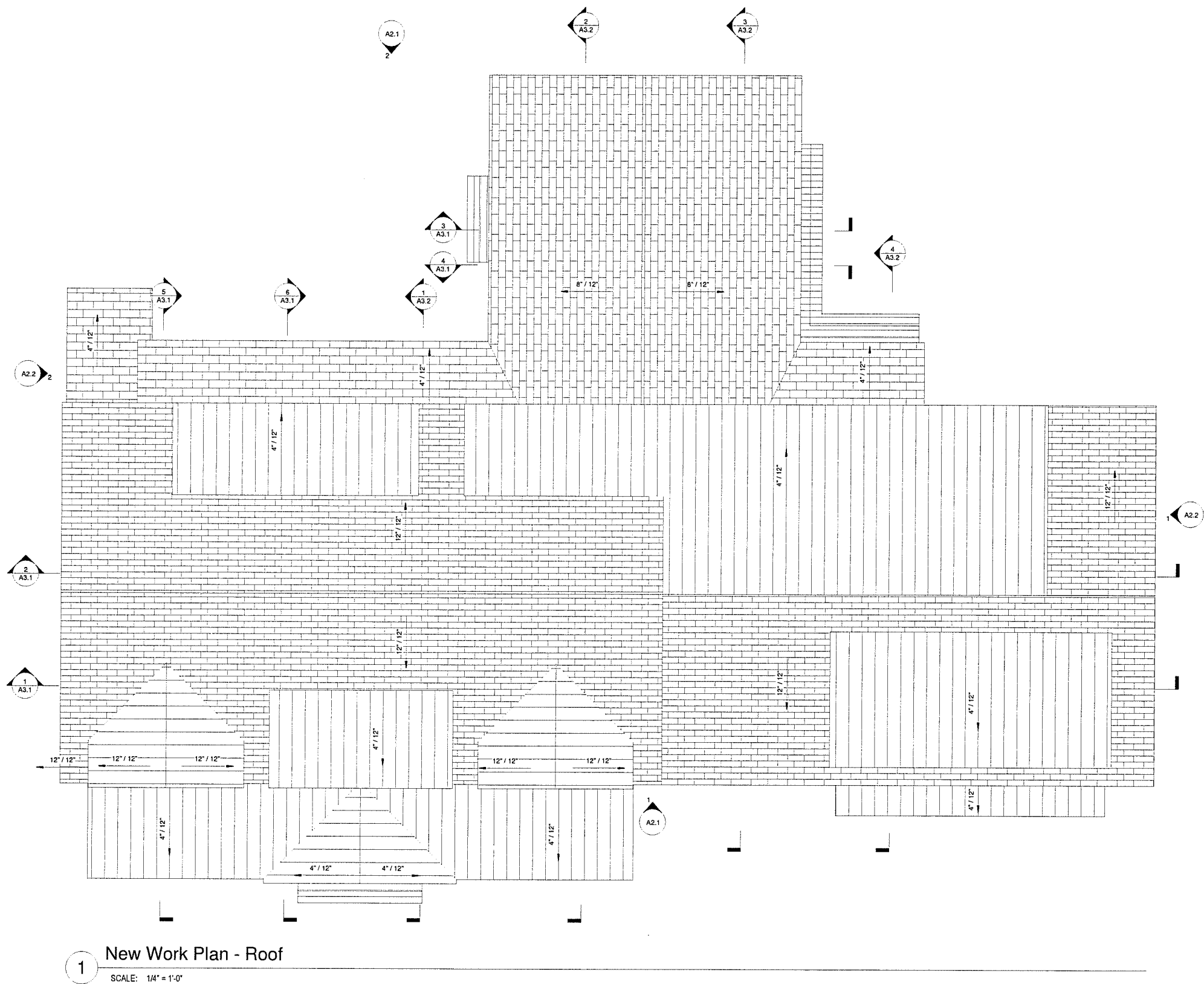
Job No.: V0381.00

Date: 10/05/2021

A1.3

I:\Server1\project\0381.00 41 Oldham Arlington\BIM\REV\TTOldham.rvt

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PROJECT:
**Renovation & Addition to 41
Oldham Road**

PREPARED FOR:
**Lori & Gaar Talanian
Arlington, MA**

P|R|A
ARCHITECTS

700 Massachusetts
Cambridge, MA 02139

Tel. 617-354-3561
Fax. 617-354-1487
www.praarch.com

Project Team:

Date:	Revisions:

Drawing Title:
**New Work Plan
Roof**

Scale: 1/4" = 1'-0" Drawing No.: **A1.4**

Job No.: V0381.00 Date: 10/05/2021



2 North Elevation - Proposed
SCALE: 1/4" = 1'-0"



1 South Elevation - Proposed
SCALE: 1/4" = 1'-0"

PROJECT:
Renovation & Addition to 41
Oldham Road
PREPARED FOR:
Lori & Gaar Talanian
Arlington, MA

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ARCHITECTS
700 Massachusetts
Cambridge, MA 02139
Tel. 617-354-3561
Fax. 617-354-1487
www.praarch.com

Project Team:

Date:	Revisions:

Drawing Title:
New Building Elevations

Scale: 1/4" = 1'-0" Drawing No.:
Job No.: V0381.00
Date: 10/05/2021

A2.1



2 West Elevation - Proposed
SCALE: 1/4" = 1'-0"



1 East Elevation - Proposed
SCALE: 1/4" = 1'-0"

PROJECT: Renovation & Addition to 41
Oldham Road
PREPARED FOR: Lori & Gaar Talanian
Arlington, MA

P|R|A
ARCHITECTS
700 Massachusetts
Cambridge, MA 02139
Tel. 617-354-3561
Fax. 617-354-1487
www.praarch.com

Project Team:

Date:	Revisions:

Drawing Title:
New Building Elevations

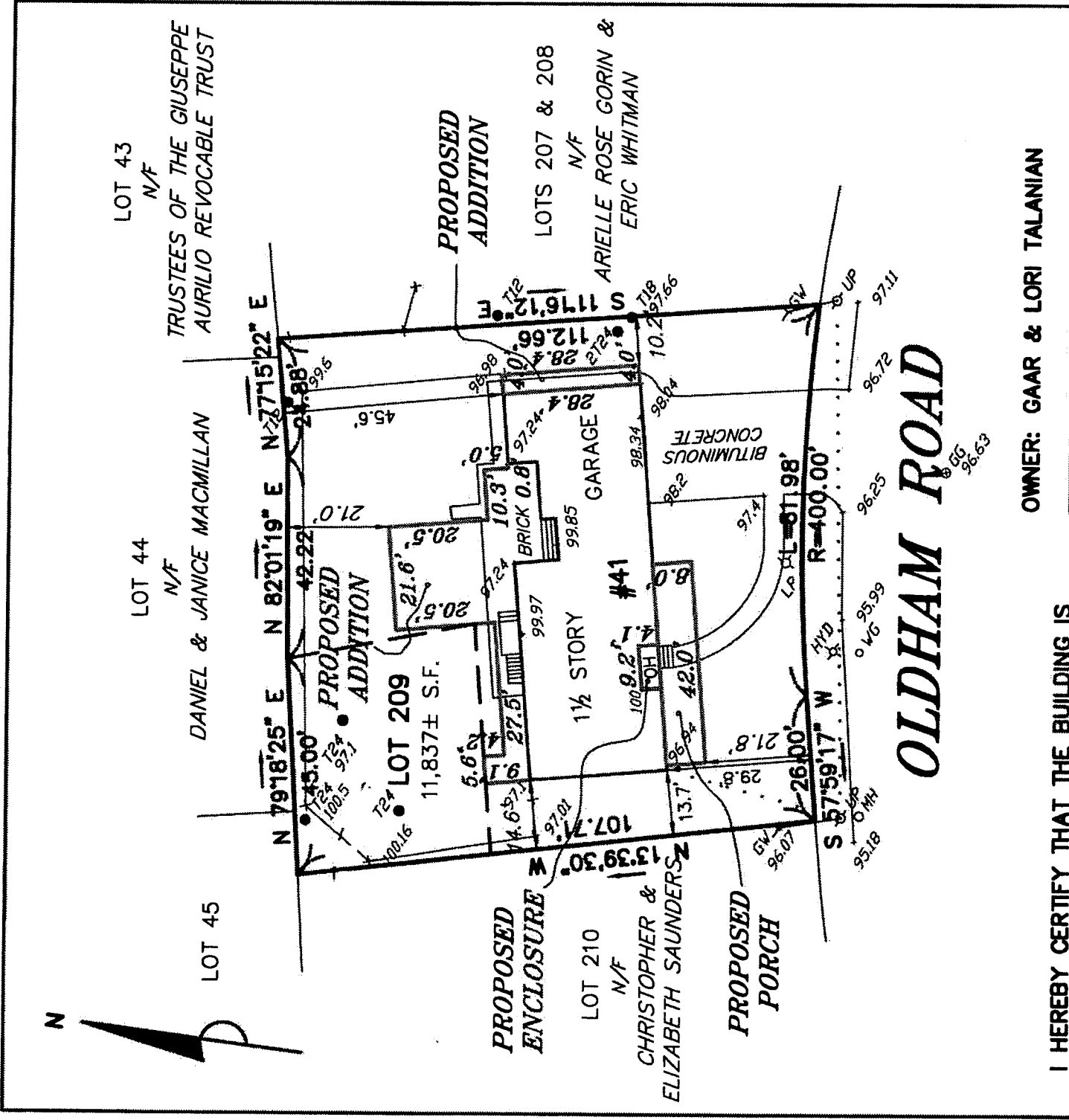
Scale: 1/4" = 1'-0"

Job No.: V0381.00

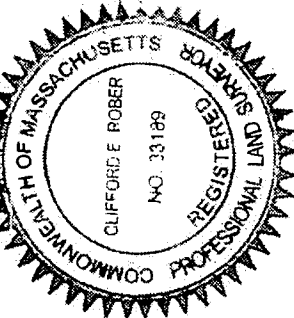
Date: 10/05/2021

Drawing No.:

A2.2



I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



Clifford E. Rober
CLIFFORD E. ROBER, PLS DATE 8/25/21

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#41 OLDHAM ROAD
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 30' DATE: 8/25/2021



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
6537FP1.DWG



Town of Arlington, Massachusetts

Docket # 3683: 66 Freeman Street

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	ZBA_Package__66_Freeman_Street.pdf	ZBA Package, 66 Freeman Street



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Robyn Biggs and Nathaniel Fuller** of Arlington, Massachusetts on November 10, 2021, a petition seeking permission to alter their property located at **66 Freeman Street - Block Plan 006-A-0001-0065.2** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening December 21, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

[https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9)

[upqDlrH9BzpU_mQMF2y5Ys20gtlBP9](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9) **for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.**

DOCKET NO 3683

Zoning Board of Appeals

Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Robyn Biggs and Nathan Fuller

to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Section 8.1.3 (C) Non-conforming single-family or two-family dwellings

The extension of an exterior wall of a single-family or two-family residential structure along a line at the same nonconforming distance within a required setback may be allowed providing that the extension creates no new nonconformities, nor increases any open space nonconformities...

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 66 Freeman Street with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The existing two-family home at 66 Freeman St (Lot 12&12a, Book 71731, Pg 304) sits on a lot that is nonconforming to Arlington Zoning Code 5.4.2 Dimensional and Density Requirements for R-2 with regards to open space. Mrs Biggs and Mr Fuller are respectfully requesting a special permit to increase usable space to the two existing bedrooms and bathroom and an additional 3/4 bath*

E-Mail: robyn.m.biggs@gmail.com Signed:  Date: 11/05/2021

Telephone: (617)869-0033 Address: 66 Freeman St, Unit 2, Arlington, MA 02474

*to the Unit 2 by means of constructing a dormer to create additional square footage on the already finished 3rd floor/attic.

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board’s determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

Existing home is Zoned R-2. Use will not change with the addition of the proposed dormer.

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

Existing home is Zoned R-2. Use will not change with the addition of the proposed dormer.

C). Explain why *the requested use will not create undue traffic congestion; or unduly impair pedestrian safety.*

The proposed does not impact traffic or impair pedestrian safety on the street.

D). Explain why *the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The proposed dormer will increase the usable square footage of two existing bedrooms and house an additional bathroom; however, the bedroom count and number of occupants to the home will not change.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

On the section of Freeman St that #66 is located, dormers have been used to increase 3rd floor space
on the majority of homes.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

On the section of Freeman St that #66 is located, dormers have been used to increase 3rd floor space
on the majority of homes. The bedroom count and number of occupants to the home will not change.

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 66 Freeman St Zoning District: R-2
2. Present Use/Occupancy: 2 Family No. of dwelling units 2
3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
4148 Sq. Ft.
4. Proposed Use/Occupancy: 2 Family No. of dwelling units 2
5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
4738 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4300	4300	min.
7. Frontage (Ft.)	43	43	min.
8. Floor area ratio	0.96	1.10	max.
9. Lot Coverage (%)	31	31	max
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	N/A	min.
11. Front Yard Depth (Ft.)	11	11	min.
12. Left Side Yard Depth (Ft.)	10.1	10.1	min.
13. Right Side Yard Depth (Ft.)	5	5	min.
14. Rear Yard Depth (Ft.)	29.5	29.5	min.
15. Height (Stories)	2 1/2	2 1/2	max.
16. Height (Ft.)	32	32	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
17A. Landscaped Open Space (% of GFA)	0	0	min.
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
18A. Usable Open Space (% of GFA)	0	0	min.
19. Number of Parking Spaces	4	4	min.
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)			min.
22. Type of construction	Type V	Type V	N/A
23. Slope of proposed roof(s) (in. per ft.)		3"/ft	min.

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 66 Freeman St Zoning District: R-2

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>4300</u>	<u>4300</u>
Open Space, Usable	<u>0</u>	<u>0</u>
Open Space, Landscaped	<u>0</u>	<u>0</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>380</u>	<u>380</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1220</u>	<u>1220</u>
1 st Floor	<u>1220</u>	<u>1220</u>
2 nd Floor	<u>1328</u>	<u>1328</u>
3 rd Floor	<u>270 w/ 6'9" ceiling ht.</u>	<u>590 w/ >7" ceiling</u>
4 th Floor	<u></u>	<u></u>
5 th Floor	<u></u>	<u></u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u></u>	<u></u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u>108</u>	<u>108</u>
Total Gross Floor Area (GFA)	<u>4148</u>	<u>4738</u>

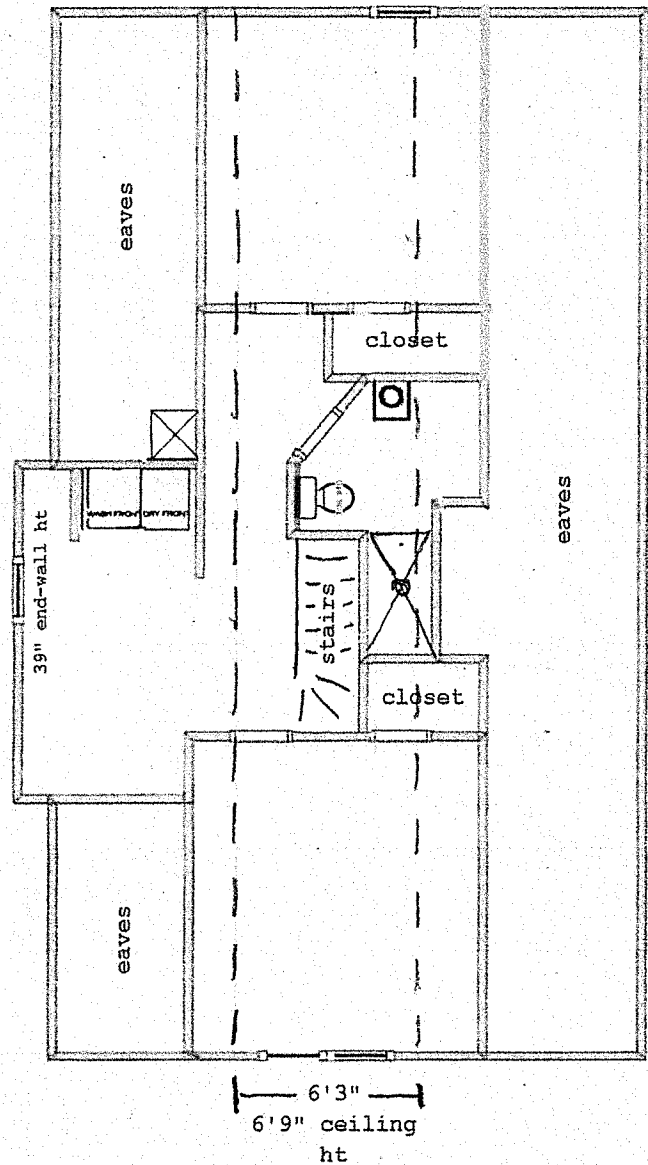
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Landscaped Open Space (% of GFA)	<u>0</u>	<u>0</u>
Usable Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Usable Open Space (% of GFA)	<u>0</u>	<u>0</u>

This worksheet applies to plans dated 04/26/2021 designed by Bob Terenzoni
High Tech Dormer Corp

Reviewed with Building Inspector: _____ Date: 04/27/2021

66 Freeman St
Current 3rd floor layout




All dimensions .size dcsignations given are subject to verification on job site and adjustment to fit job conditions.	2020	This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 4/28/2021 Printed: 5/2/2021
Biggs.kit	All (no dims)	Drawing #: 1	Scale : 0 1/8" 1'

ROBYN BIGGS & NATHAN OLIVER FULLER
BOOK 71731 PAGE 304 M.S.R.D.

LCC # 4317 D



ACTUAL INSTRUMENT SIGNED BY



EDWARD J. FARRELL P.E.

COMMONWEALTH OF MASSACHUSETTS
REGISTERED
PROFESSIONAL LAND SURVEYOR
EDWARD J. FARRELL
No. 34613

9-30-2,
DATE _____

PLOT PLAN
66 FREEMAN STREET
ARLINGTON, MASS.
SCALE: 1" = 20' SEPT. 24, 2021
Prepared By
EDWARD J. FARRELL
PROFESSIONAL LAND SURVEYOR
110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.
(781) - 933 - 9012



RIGHT SIDE FINISHED ELEVATION 66 FREEMAN ST.
ARLINGTON, MA

46'-8"

3/12 Pitch
Asphalt Shingle

REAR

SCALE
1/4" = 1'

TP

6'-8"

Floor

2x6

3/2x6

36" x 52"
DH

16" OC

2x6

3/2x6

28" x 24"
T

16" OC

3/2x6

28" x 24"
A

2x6

16" OC

3/2x6

32" x 52"
DH

32" x 62"
DH

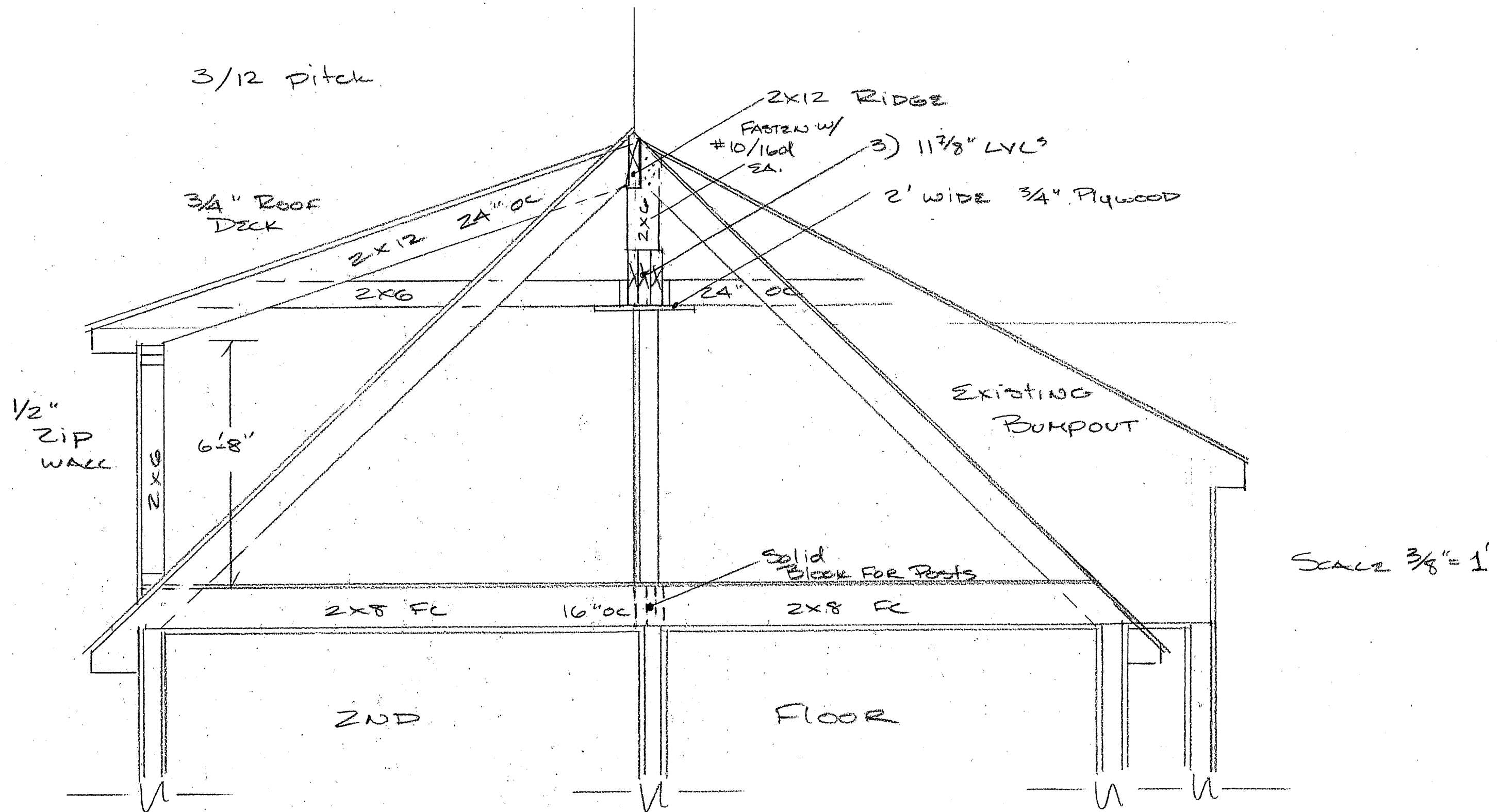
2x6

Existing House

Existing
Finished
Porch

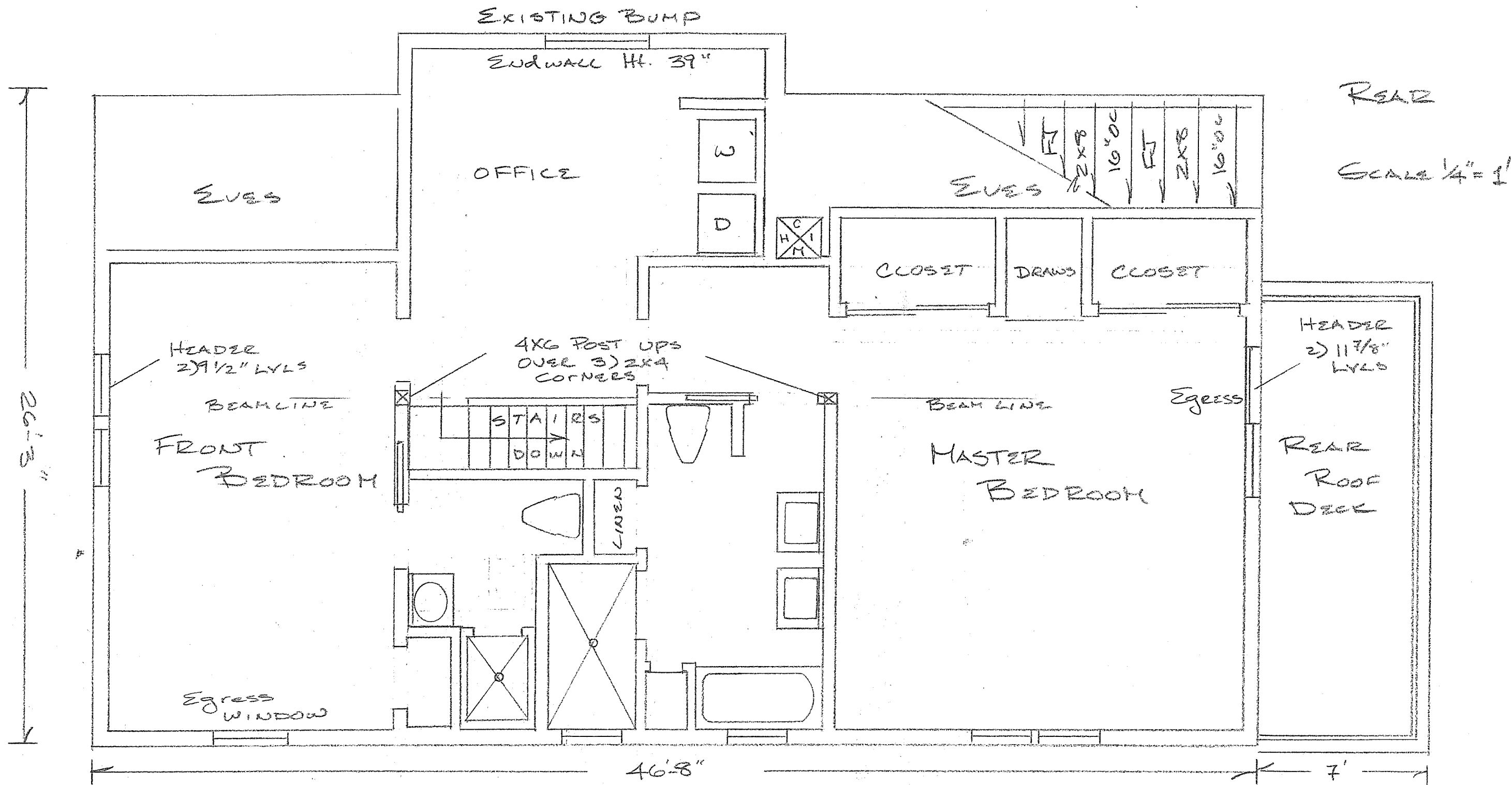
RIGHT SIDE ELEVATION

66 FREEMAN ST.
ARLINGTON, MA.



* REAR TO FRONT ELEVATION *

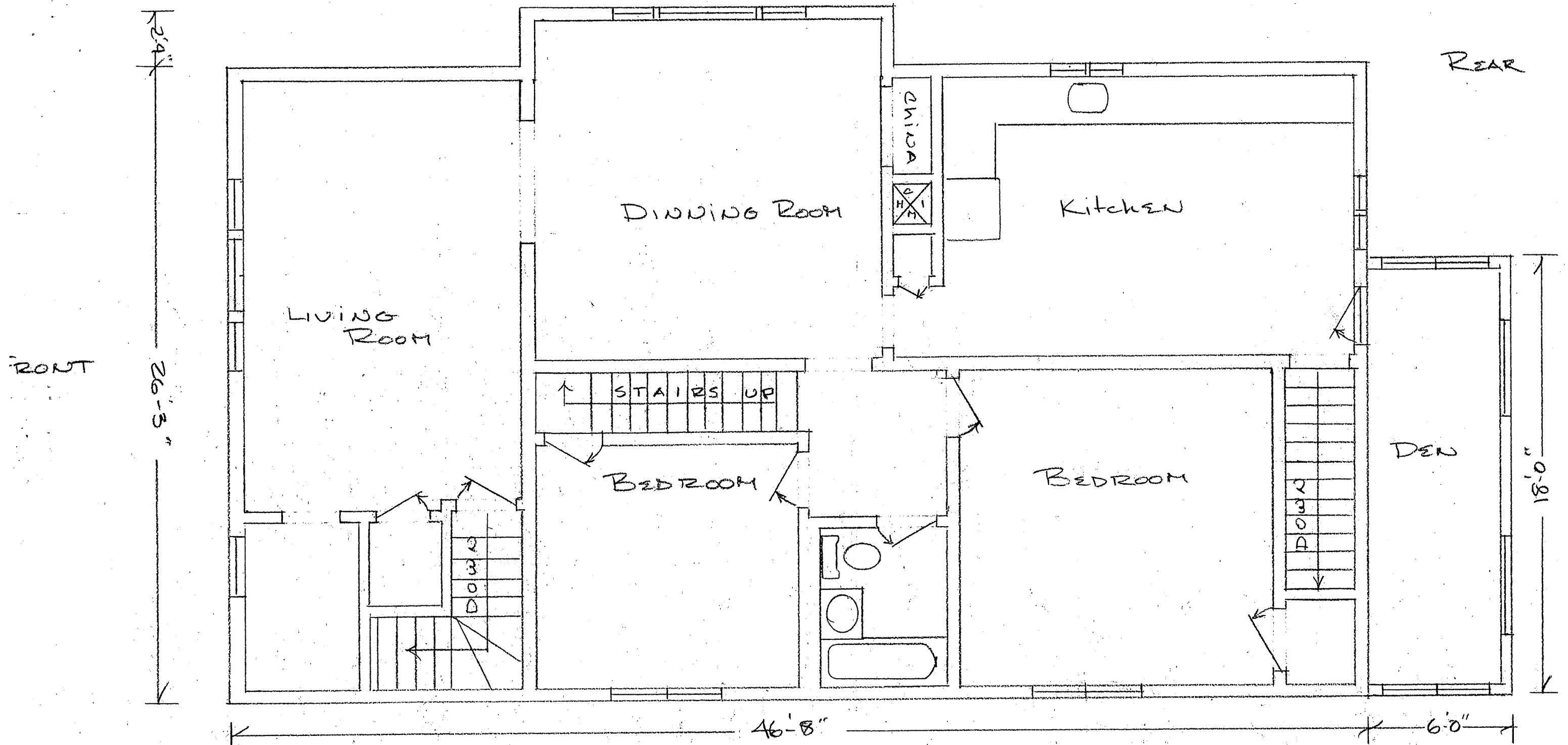
BIGGS RESIDENCE
66 FREEMAN ST.
ARLINGTON, MA.
TEL. # (617) 869-0033
Builder:
BOB TERENZONI
TEL. # (781) 488-6640



* 3RD FLOOR PROPOSED LAYOUT *

- * 3RD FLOOR LIVING SPACE RATIO (PROPOSED) 590' SQ
- * 2ND FLOOR (EXISTING) 1220' SQ
- 7' AND OVER

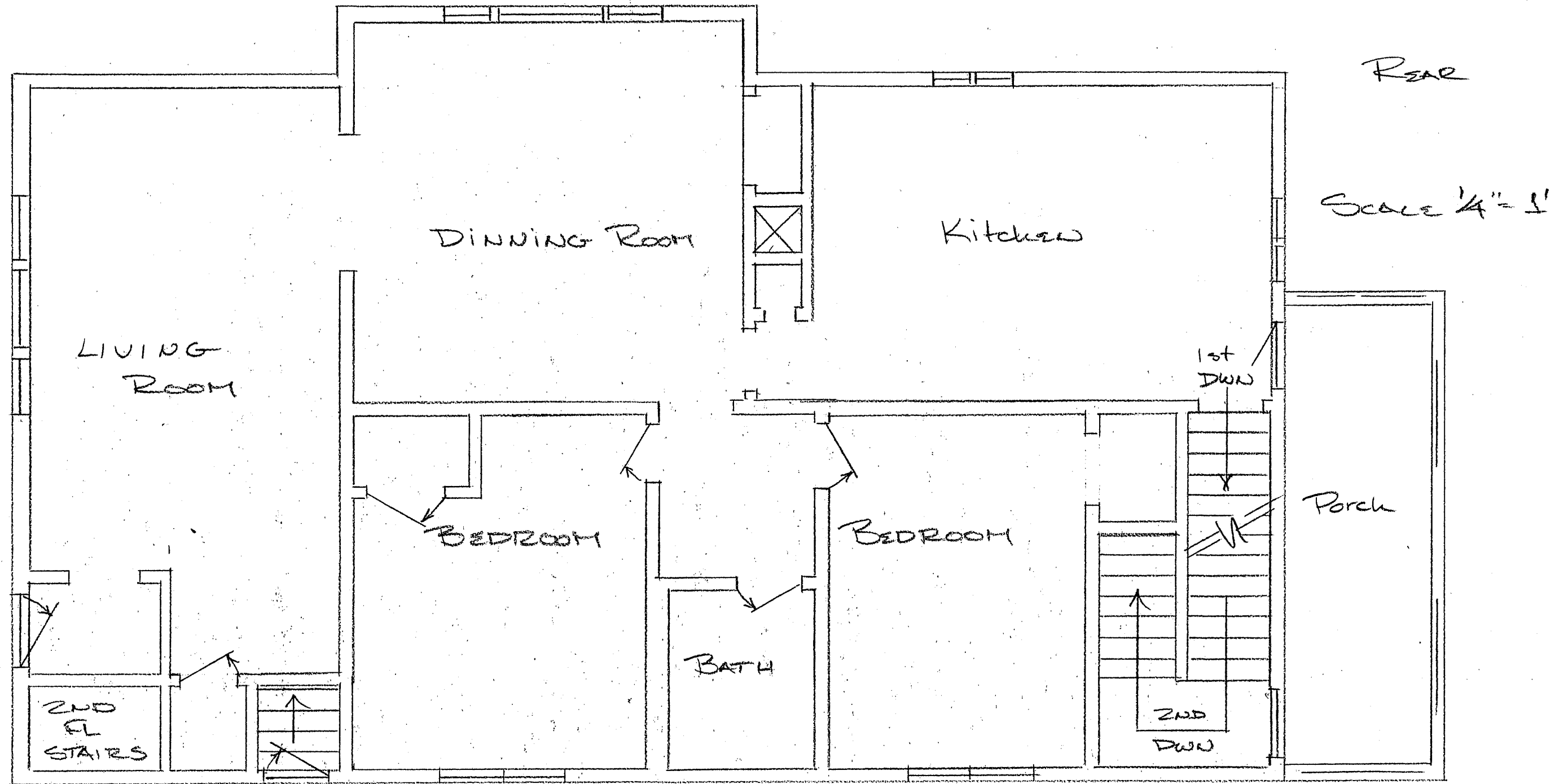
BIGGS RESIDENCE
 66 FREEMAN ST.
 ARLINGTON, MA.
 TEL # (617) 869-0033
 BUILDER:
 BOB TERENZONI
 TEL # (781) 488-6640



* 2ND FLOOR LAYOUT *

BIGGS RESIDENCE
 66 FREEMAN ST.
 ARLINGTON, MA
 TEL# (617) 869-0033
 BUILDER:
 BOB TERENZONI
 TEL# (781) 488-6640

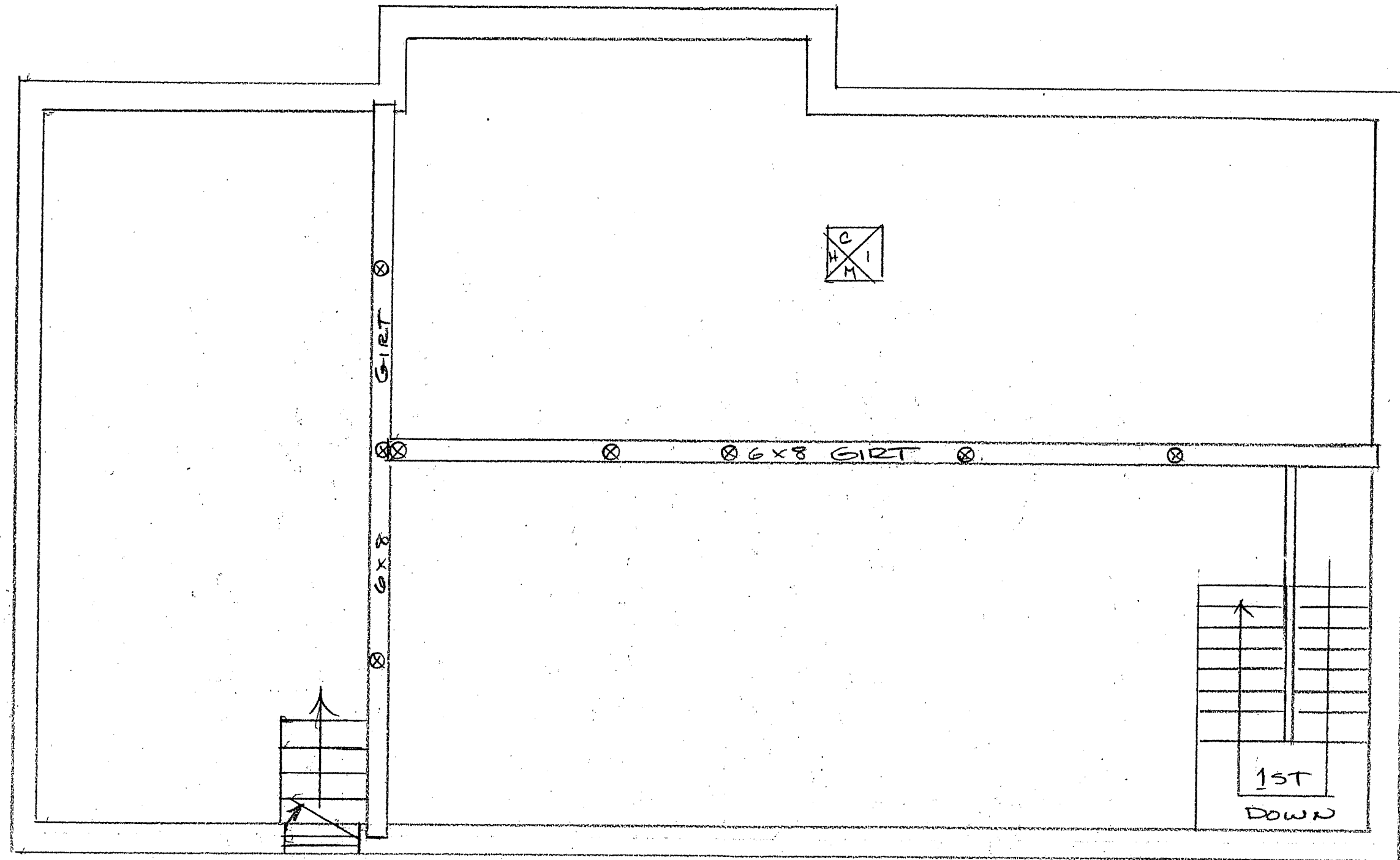
FRONT



* EXISTING 1st Floor Layout *

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66 FREEMAN ST.
ARLINGTON, MA.
TEL. # (617) 869-0033
Builder:
Bob TERENZONI
TEL. # (781) 488-6640

FRONT



SCALE
1/4" = 1'

* BASEMENT LAYOUT *

BIGGS RESIDENCE
66 FREEMAN ST.
ARLINGTON, MA.
TEL# (617) 869-0033
Builder:
BOB TERENZONI
TEL# (781) 488-6640